



£230,000

KEY TENURE: Freehold

ENERGY EPC RATING: D

£ COUNCIL TAX BAND: B

Wildwood Stafford

Lindenbrook Vale Wildwood
Stafford Staffordshire



In the wonderful world of Wildwood lies Lindenbrook Vale, where three-bedroom semi-detached homes that are ready to make your own are selling incredibly fast! With ample living accommodation this property won't be on the market for long!

That's right, this semi-detached house which occupies a superb corner position is great for a family, and comprises an entrance hall, living room, dining room, and kitchen. Upstairs, there are three bedrooms and a family bathroom. Externally the property offers off road parking with a garage and a good size private low maintenance garden and a lawned garden to the front of the property. Act fast and give us a call to book in for your viewing appointment today!

- Semi-Detached Family Home
- Wonderful Corner Plot with Large Garden
- Living Room, Dining Room & Kitchen
- Three Well Proportioned Bedrooms & Family Bathroom
- Driveway & Garage
- Extremely Popular Location

You can reach us 9am to 9pm, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hallway

Accessed through a double glazed front entrance door, having stairs off, rising to the First Floor Landing & accommodation, a storage cupboard, a secondary small storage cupboard, radiator, wood effect flooring, and internal door(s) off, providing access to;

Living Room 15' 4" x 11' 6" (4.68m x 3.50m)

A good sized reception room, having an electric fire set within a wooden surround on a granite hearth, wood effect flooring, radiator, and double glazed bow window to the front elevation.

Dining Room 8' 4" x 9' 0" (2.55m x 2.74m)

Accessed through internal glazed French doors from the lounge, and having wood effect flooring, radiator, and double glazed French doors to the rear elevation.

Kitchen 11' 9" x 8' 6" (3.59m x 2.59m)

Having a matching range of wall, base & drawer units with fitted work surfaces over, and incorporating an inset single bowl sink with chrome mixer tap, and a range of integrated/fitted appliances include oven, 4-ring gas hob & extractor



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hood over. There is ceramic splashback tiling to the walls, wood effect flooring, a radiator, a double glazed window to the rear elevation, and a double glazed door to the rear elevation.

First Floor Landing

Having a double glazed window to the side elevation, an access hatch to the loft space, radiator, and internal doors off to all three Bedrooms & Bathroom.

Bedroom One 12' 5" x 11' 11" (3.78m x 3.63m)

A double bedroom, featuring fitted double wardrobes. There is a radiator and a double glazed window to the front elevation.

Bedroom Two 9' 1" x 9' 7" (2.78m x 2.92m)

A second double bedroom having a radiator and a double glazed window to the rear elevation.

Bedroom Three 6' 9" x 8' 3" (2.05m x 2.51m)

Having an over stairs storage cupboard, radiator, and a double glazed window to the front elevation.

Bathroom 5' 10" x 8' 2" (1.78m x 2.48m)

Fitted with a modern white suite comprising of a low-level WC, a vanity style wash hand basin with chrome mixer tap above and cupboard beneath, and a P-shaped panelled bath with shower screen and mains-fed shower over. There is ceramic tiling to the walls, tiled effect flooring, a chrome towel radiator, and a double glazed window to the rear elevation.

Outside Front

The property sits behind large lawned gardens, with a paved pathway providing access to the front entrance door, and having a variety of mature shrubs & trees.

Outside Rear

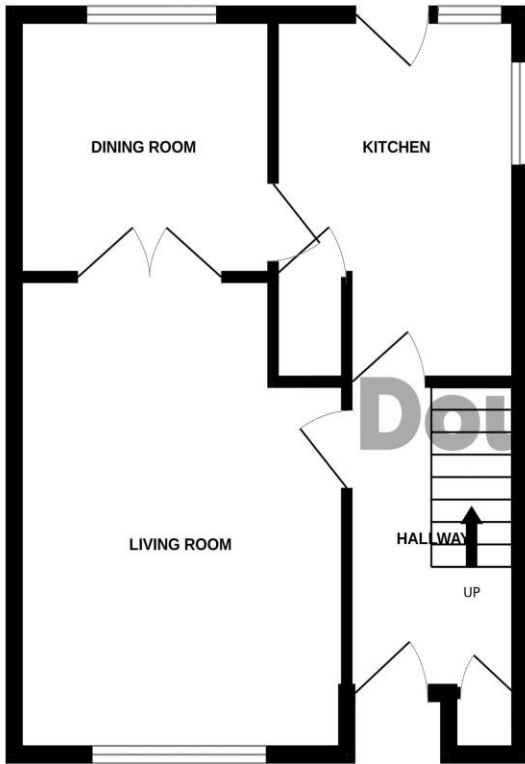
The property has a large rear garden being laid mainly to lawn and enclosed by panelled fencing.

Garage 7' 11" x 17' 11" (2.41m x 5.45m)

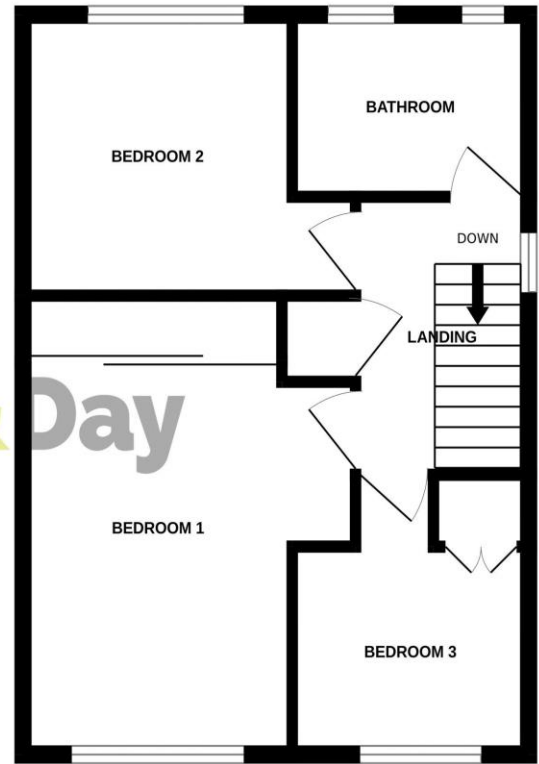
A good sized garage with a garage door to the front elevation, and benefitting from an inspection pit, power & lighting.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - overall rating 92-100	A		88
81-91	B		
69-80	C		
55-68	D		
39-54	E	57	
21-38	F		
1-20	G		
<small>Full energy efficient - higher heating needs</small> England & Wales		<small>EU Directive 2002/91/EC</small> <small>www.epcrea.com</small>	



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